



M A P
OF PORTION OF
Central California
SHOWING THE GEOGRAPHICAL SITUATION OF
CAPAY VALLEY
— IN —
YOLO COUNTY,
THE
PRINCIPAL TOWNS
AND THEIR
RAILROAD CONNECTIONS.

Scale 12 miles to 1 inch.



To UCD

G4362
C39
1892
M4
OLD MAP

6501
P-925

CAPAY VALLEY

The Earliest Fruit Land in the State.

Equal in all Respects to the Famous Vaca Valley which it Adjoins.

UNPRECEDENTED TERMS.

INTEREST ONLY FOR FIVE YEARS AT 7 PER CENT.

Capay Valley is situated in Yolo County, about 90 miles by rail from San Francisco, and is traversed in its entire length by the Woodland, Capay & Clear Lake Railroad, the distance from Esparto to Rumsey being 21 miles.

CAPAY VALLEY.

Abounding in Fruits, Flowers and
Happy Homes.

WATERED BY CACHE CREEK.

Actual Results of Railroad Building, Coloniza-
tion and Subdivision.

Written for the MAIL by Mr. T. D. Morrin, of Brooks.

CAPAY VALLEY opens into Sacramento valley directly west of Woodland, at a distance of sixteen miles, where is situated, in the mouth of the valley, the pretty little village of Capay. From thence it extends in a north-westerly course into the Coast Range mountains, a distance of twenty miles, with an average width of three miles and at no point exceeding four miles in width. It contains nearly 40,000 acres of level land, besides much of the foothill land that is suitable for agricultural purposes, and is to some extent being planted to fruit, the results proving very satisfactory.

The upper end of the valley lies at an altitude of 400 feet above tide water, sloping at about 15 feet to the mile towards the lower portion. The surrounding mountains rise to a height of about 2,000 feet, sheltering the valley from wind and storm in a marked degree. The rainfall is from eight to ten inches heavier than in the same latitude in the Sacramento valley, and from these advantages the crops are always of good quality and fair average. The soil is principally a deep sandy loam, heavier in a few locations and in some places bordering on adobe; it is all, however, very productive.

The climate is mild, pleasant and agreeable in winter, fall and spring. The thermometer seldom falls below 40° above zero; occasionally there are a few mornings when it marks some degrees colder. There are hot waves, or spells, during the summer when the thermometer reaches 100° and upwards for a few days at a time, but they are succeeded by milder days, and the nights are always cool and pleasant, with an almost entire absence of dews; so that these summer months are unsurpassed for fruit-drying, making it unnecessary to have expensive dryers and evaporators. The air is pure, clear and light, with but few foggy days. The climate is one of the best for pulmonary complaints; in fact, it would be difficult for one to die with consumption in these parts.

There is a wide range in productions, and standing side by side can be seen the most valued products of the temperate and semi-tropic regions. Here may be found the

apple, orange, pear, peach, cherry, apricot, grape, fig, persimmon, pomegranate, walnut, almond, mulberry, blackberry, potato, onion, beet, bean, cabbage, tomato, wheat, barley and on throughout almost the entire vegetable kingdom, with beautiful flowers, wild and cultivated, strewn all about, in the vale and on the hills, in the winter, in the summer, in the spring and in the fall. Truly it might be said:

Sweet bird, thy bower is ever green,
Thy sky is ever clear,
There is no sorrow in thy song,
No winter in thy year.

A large proportion of the native tree and shrub growth is of the evergreen variety, among which may be mentioned the live-oak, pine, manzanita, with its delicate waxen blossoms in midwinter, the Tyone, with its great bunches of scarlet berries set in leaves of dark green, a species of wild cherry, or coffee tree, and a number of other kinds for which I know no name. The deciduous forest trees are valley and mountain oak, willow and cottonwood, so there is an abundance of wood for fuel. Wood is loaded on the cars for four dollars per cord.

Cache creek, the outlet of Clear lake, flows through a mountain cañon for a distance of twenty-eight miles, and with a graceful curve enters Capay valley a short distance above Rumsey and passes lengthwise through the valley; thus the great advantages of this stream lie at our doors.

At a depth of from fifteen to fifty feet water of excellent quality is found, and has a temperature of about 60°. Some sulphur and other mineral springs, as well as fresh and salt water springs, are found in the mountain cañons.

There are but few localities in the world that can lay claim to a more healthful climate than this. The clear, dry atmosphere, combined with pure water, good drainage and sandy subsoil, make as perfect hygiene combination as Nature ever prepared for the home of man.

Although this valley was first settled some thirty-five or forty years ago, when the best land could be had for about one dollar per acre, there was but little progress made until the advent of the railroad, some three years ago; but thanks to the railroad and the Capay Valley Land Co. there has been a change. Other industries are fostered and encouraged, large tracts of land are being subdivided and sold in small holdings, fruit-trees and vines are being planted and new homes are springing up on every hand. The builders are intelligent, industrious and persevering people, who are determined to make the most of the situation. Among those who have recently built are George Ward, L. E. Humphrey, R. S. DeJarnett, N. W. Lowery, W. B. Bayley, A. A. Watkins, E. F. Haswell, A. L. Farish, J. C. White, George Eastman, and J. O. Evans, all near Rumsey; and about Guinda, Messrs. Stitt, Woodbury, Barnes, McGrew, Arnold, Sullivan, Husler, Chinn, Steele, Walker, Black and a number of others. At Tancred there have been built a few new houses.

There are at Brooks and Rumsey organized societies of the W. C. T. U. and the Farmers' Alliance; Sabbath

schools at Brooks, Guinda and Rumsey; preaching regularly at a number of places in the valley. The people are sociable, accommodating and agreeable, and meet much more frequently in social gatherings than is customary in most farming communities in California.

There is a schoolhouse and a church at Capay; schoolhouses at Cadenasso, Brooks, East Ridge, Park's, Casey's Flat and a recently completed one at Guinda at a cost of \$3,500. It is two stories high, modern style and finish, and as fine as any in the county. The schoolhouse at Rumsey is one story high, of the most modern style, with verandas, belfry, flagstaff and the stars and stripes proudly waving over the tree tops.

The railroad runs lengthwise through the valley, and has stations and switches at intervals of two or three miles, so that our railroad facilities are the very best.

Prices of land range from \$10 per acre for foothill land to \$150 per acre for best unimproved valley land.

Deer and bear are found in the mountains, dove and quail in the valley.

The scenery varies from as many points of view as one may be pleased to take. From many convenient elevations the valley lies spread before the gaze, with its trees and fields of waving grain, orchards and vineyards and cozy homes, and Cache creek, like a silver ribbon, winding its way between borders of green, making as lovely a scene as ever greeted the eye of man. From this we may turn to the rugged mountain cañon, with rock-ribbed sides steep and high, and its growth of wild tree and shrub. A trip above Rumsey, on the mountain road, reveals many grand and beautiful views of mountains piled to dizzy heights, of rocky cliffs and bluffs, of gulches and slides, of tangled wildwood, of the water in the creek as it dashes over rocks to find a resting place in a quiet pool before again rushing on its way to the valleys below with a never-ceasing, monotonous roar that can be heard to the mountain tops.

With the advantages that Nature has provided here in the way of soil, climate and contour of valley the future ought to develop a system of water-pipes that will furnish water for domestic, stock and irrigation purposes. The water-power now running to waste, if applied, would light the homes and buildings of the valley with electricity and furnish power to run machinery for mills, manufactories and electric roads, at a vast saving over steam-power. Here are advantages where the modern inventions can be applied at a minimum cost to houses and villages lying in a continuous line of over twenty miles in length.—*Yolo Weekly Mail, January 1, 1892.*

Take a trip into the Valley and convince yourself of its many advantages. Change cars at Elmira, and go through to Rumsey, where the Agent will meet you, if advised in time, and drive you down the Valley.

WM. H. MILLS, AGENT,

FOURTH AND TOWNSEND STREETS,

SAN FRANCISCO.

MAP COLLECTION
LIBRARY
UNIVERSITY OF CALIFORNIA
DAVIS